

MINUTES
04/15/2014
Annual Meeting
Town Hall – Swiss Miss Center 1101 Hwy 69 New Glarus @ 6:00 pm

ATTENDING: Board Members: Keith Seward, Dean Streiff, Chris Narveson, Robert Elkins, Jim Hoesly, Pattie Salter and Dennis Nielson

ALSO ATTENDING: Tara Bast (Town Accountant), Becky Weiss, New Glarus Library, Patrick McGowan, Architect, Phil Rude, W5264 Windmill Ridge Road, John Freitag, N8577 Zentner Road, Bob Rudd, W6355 Meadow Valley Road, Tim Schleeper, Vierbicher & Assoc., Harry Pullium, Any Elkins, George Albright and Craig Kamholz, Rural Insurance, Mike Davis, Weed Commissioner

CALL TO ORDER: K. Seward called the meeting to order at 6:00 PM – Swiss Miss Center

Proof of Posting: Proper proof of notice was duly noted

1. Minutes of 2013 Annual Meeting: – Presented for informational purposes. Minutes were approved at the May 2013 Regular Town Board Meeting.
2. Financial Report Presentation: - Tara Bast presented the board with the 2013 Financial Report. J. Freitag moved to file the annual report with the Clerk's Office, Andy Elkins 2nd. No further discussion, by show of hands, 11 voted in favor of filing the report with the Clerk's Office, no one objected. Motion Carried.
3. Discussion of Old Business:
 - a. Parks Report: C. Narveson discussed the programs and accomplishments of the Parks Commission and encouraged participation.
 - b. Plan Commission Report: K. Seward report that there were a number of land issues that came before the Plan Commission in 2013:
 - Blue Ridge Development DOR Assessment Appeal – Claim Denied
 - Road Safety – Lowered the Speed Limit to 35 MPH in Sub Divisions
 - Tower Ordinance – Legislation changes voided our Tower Ordinance
 - Reviewed Building Permits Quarterly
 - Need for 2 new members to serve 7 year terms
 - Identified 170 undeveloped lots within the Town of New Glarus
 - c. Trash and Recycling Contract and Services: K. Seward reported that our Waste Management Contract is up at the end of the year. He explained that we have developed a negotiation document and will be meeting with the top three candidates to determine service. A couple areas that will have an impact on cost and may be negotiated include:
 - Automated vs. Manual Collection
 - Frequency of Trash Pick up
 - Frequency of Recycling Pick upIt appears that the industry of trash pick up is heading towards automated collection.
4. Discussion of New Business:
 - a. Pioneer Road Project: K. Seward noted that the Town that Pioneer Road is in need of reconstruction. The estimated cost of the project is \$800,000. The Town applied for a TRI-D grant that is designed to pay up to half the cost of the project. It appears that the Town of New Glarus will be awarded half the cost of our project or approximately \$420,000. Tim Schleeper, Vierbicher & Associates explained that Pioneer Road is deteriorating from the base up and has sight line issues that need to be addressed. If the Town decides to move forward with the project, it could be completed in phases but based on TRI-D regulations, the project would have to be completed within 5 years. George Albright expressed concern with the price associated Pioneer Road. K. Seward noted that the safety issue is the main motivation for the project. T. Schleeper also addressed citizen concern for retaining trees along the route. He stated that the trees that currently create site line issues and would probably be removed, but they would not be removing all trees in a clear-cut manner.

- b. Growth Plan Direction: K. Seward reported that the Town has worked with the Village on a Cooperative Boundary Agreement, which included a component that would potentially offset some of the operation costs of the new library. Seward explained that negotiations had stalled with the Village and as a result, the plan with the Village contained elements relating to:
- Growth within composite area made up of both the Village and Town most of the growth elements related to the periphery of the Village
 - Potential cooperation for community development for industrial/technical parks
 - Potential for residential development
 - Sewer and water extension

If the agreement does not happen, the Town would like to develop an alternative growth plan to be proactive and extend these concepts into a growth plan for the Town of New Glarus.

Some of the questions the Town board wishes to address in the plan include:

- How do we increase our tax base within the confines of our existing Ordinance?
- How do we plan for commercial development with or without Village cooperation?
- Are we still interested in utilizing space within the new library?
- Are we interested in renting space in the Swiss Center of North America?
- Should we build our own facility with a garage?
- Could we get Natural Gas into the Town
- Could we get Fiber Optics into the Town
- Is there any interest in bringing Wi-Fi into the Town

K. Seward read the following to the electorate:

“This is to seek elector input into the question of direction to the Town Board as follows:

In order to plan and prepare for increased tax base, should the Town Board, Town of New Glarus, proceed with development of a Growth Vision and Plan for the Town of New Glarus? Such a plan would be subject to Town Board approval and may include such concepts as development of a Town owned Technical park/ Town Hall/Garage/Town Park as well as development of ordinances defining ways the Town could facilitate expanded service capabilities into the urban areas for utilities such as natural gas, Wi-Fi, fiber optics and for Cluster System waste water treatment facilities. The latter could be operated under Sanitary Districts that are yet to be established.

The motivation for such a plan is to promote tax base growth of both residential developments and light Industrial/Technology businesses and to answer a question the Town is facing regarding where our office shall be located. We have a sinking fund of approximately \$50,000 set aside to start an ownership venture. We will be deciding the path we must go: will it be office ownership or rental? The broader aspects of this Plan will be designed to address how we want to proceed with expanding our Tax Base. Do we want to grow or do we want to do nothing and let the rest of the world absorb us?

Development of a Plan has, to date, taken time of volunteers from the Town Board and interested citizens. We expect the same team will remain to complete a draft document before the next Annual meeting and do not expect out of pocket expenses during this phase. Clearly, implementation of such a Growth Plan could eventually require operating and capital expenditures (engineering, legal, land purchases, building capital, etc.). The direction the Town Board takes in the near future is critical.”

Phil Rudd moved in order to plan and prepare for increased Tax Base, the New Glarus Town board should proceed with development of a Growth Vision and Plan for the Town of New Glarus. J. Freitag, 2nd. C. Narveson requested that fiber optic and broadband extension be added to the motion. K. Seward noted that the plan would allow for exploration of many services including fiber optics. J. Freitag noted that there are many things to be considered but the Town needs to be proactive and have a plan in place in the event that the Cooperative plan with the Village does not happen. G. Albright wanted to know who would put together this plan and how the plan would be funded. K. Seward explained that a number of Town residents have volunteered their time and efforts to develop other projects and felt that there are a number of sources of both people and experience in the community that have not yet been tapped. K. Seward also noted that there would most likely have a cost, but was not sure what the cost would be. Mr. Albright was not in favor of spending money on a plan that would sit on a shelf somewhere and be of no real value. He felt that

as a taxpayer he was concerned with going after ventures that never come to fruition. C. Narveson explained that the communities in the future would need to offer services to draw people to our community. K. Seward noted that without a growth plan the Village could easily swallow us up.

K. Seward called the question. By a raise of hand, 10 were in favor of the motion no one opposed and George Albright abstained. Motion carried with a majority vote.

- c. Future Office Space: K. Seward explained that the Bank of New Glarus has notified the Town Board that will be needing our office space and have asked us to seek a new location. Seward asked the voting public to give the Board some direction on whether we should pursue 1 of 3 options. 1. Utilize space in the new library; 2. Rent space in a new location or 3. Build our own facility.

Harry Pullium was in favor of using space in the Library if it were available in time. He felt it would be quite awhile before the space were available. . Otherwise renting would be his second choice. Bob Rudd noted that in his opinion renting was the way to go on a short-term basis so that when a facility like the new library became available we could move in..Keith clarified that if we were to rent space in the Swiss Center, the basement would need to be retrofitted to our needs and would have development costs which in turn would mean a longer lease to recoup our costs. George Albright noted the Town of Dunn as an example of building your own facility and asked what an estimated timeframe for building would be. Architect, Patrick McGowan stated that once the land was obtained, he thought you could go from design to construction within a year.

5. Public Comments: None.

6. Andy Elkins moved to adjourn, G. Albright 2nd. Motion carried. 8:25